



CAUGHT WITH CURB APPEAL HAMPTON VA

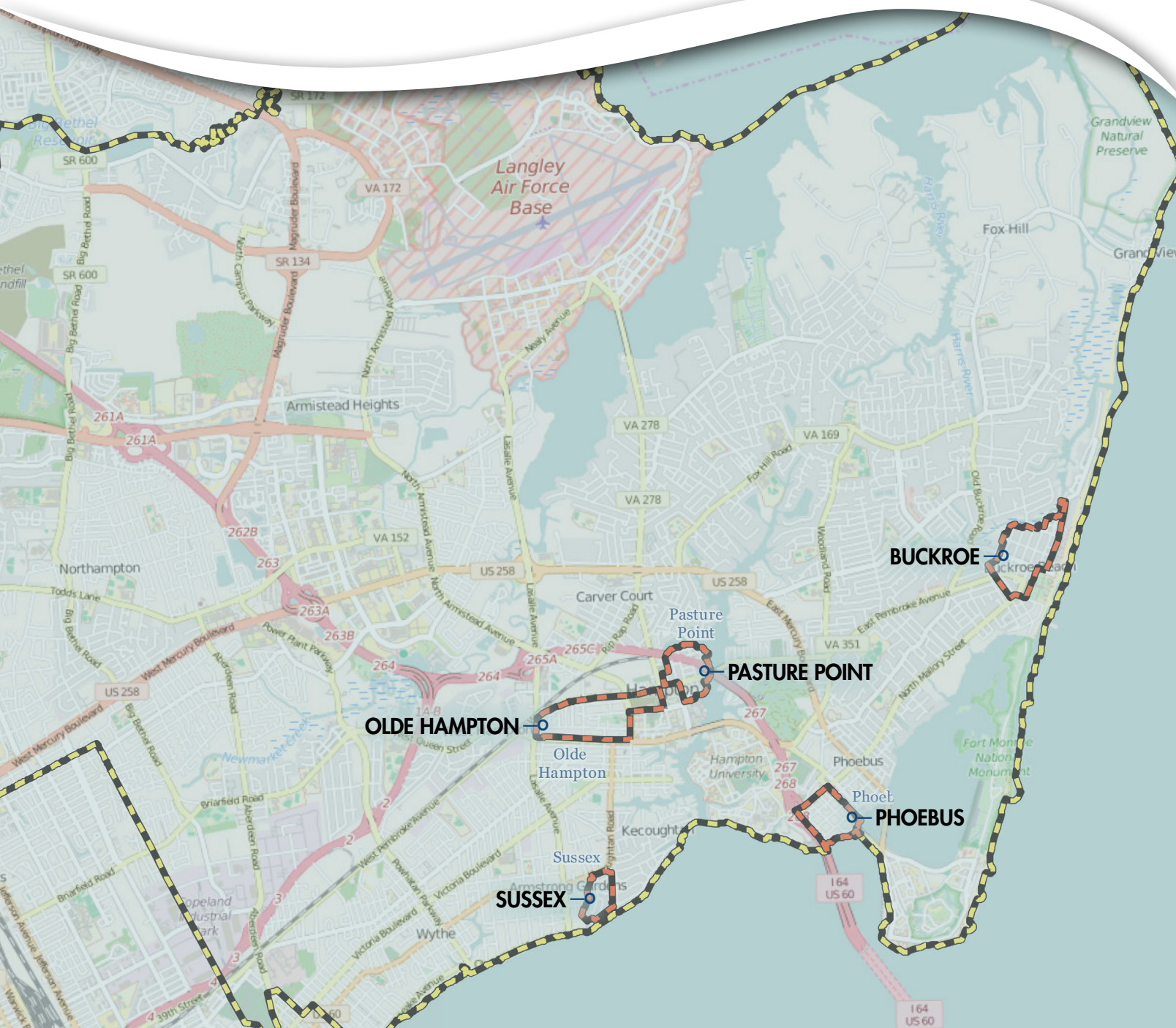


PROGRAM INTRODUCTION

The Hampton Curb Appeal Matching Grant Program was created through the Hampton Neighborhood Initiative to encourage the revitalization of neighborhoods by assisting property owners and residents with exterior improvements to their homes.

The program is available in the Hampton Housing Venture Neighborhoods, as well as select other neighborhoods. These neighborhoods were chosen in an effort to preserve some of the city's most historic and strategic residential

areas. In addition to this general guide, which provides information that is applicable to all neighborhoods and available to all Hampton Homeowners, the City of Hampton also offers guides for each participating neighborhood. The information found within these brochures will help to enhance each neighborhood by identifying common housing types and assisting homeowners in the creation of a cohesive streetscape through appropriate exterior renovations.





BEFORE



AFTER



BEFORE



AFTER



BEFORE



AFTER

OVERVIEW OF GRANT PROGRAM

The Curb Appeal Matching grants are available to all single-family and duplex residential properties located within the specified revitalization areas. Eligible applicants include renters (with written permission from the property owner), owner-occupants, and investors. ***The grant program provides applicants with matching grants.*** Awards will range from a minimum of \$250 to a maximum of \$5,000. Only one grant will be awarded per each property annually. Only the cost of materials will be considered if the labor is not completed by a licensed contractor. Only residential single family homes are eligible for Curb Appeal Matching Grant Program.

For the Hampton Curb Appeal Matching Grant Program, projects should follow the Secretary of the Interior's Standards for Rehabilitation (detailed in Appendix A) as closely as possible to preserve and strengthen each neighborhood's historic architectural character. These Standards were created to inform appropriate work on historic buildings. They are used in relation to the Historic Preservation Tax Incentives program, but are often applied to local districts and neighborhoods to encourage the retention of historic fabric.

In addition to stressing the importance of adhering to the Standards, the program also requires that alterations are consistent with the individual style guides for each neighborhood. To ensure appropriate projects, a list of grant eligible improvements is provided:

- Projects must be completed within six months
- The scope of work must include improvement to one or more of the following:
 - Architectural details (addition, repair, and/or restoration)
 - Exterior painting and/or cleaning
 - Doors, windows, and shutters (addition, repair, and/or restoration)
 - Landscaping
 - Decorative entrance features (lighting, mailbox, house numbers, etc)
 - Fencing

The following work is not eligible for the grant program:

- Improvements that damage the building
- Improvements that are inappropriate or incompatible with the historic context of the neighborhood
- Improvements on the interior of the property
- Sidewalk repair
- Installation of chain link fencing
- Improvements that cannot be completed within 6 months

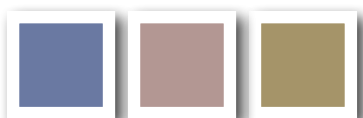
GENERAL CURB APPEAL STRATEGIES

The purpose of the grant program is to provide a means for homeowners to improve the curb appeal of their homes. Creating curb appeal involves simple exterior improvements that enhance the value of your home and neighborhood. Within the eligible neighborhoods, the program seeks to create cohesive streetscapes by providing guidance to homeowners on the styles and features of their homes. The architectural styles primarily include Colonial Revival, Craftsman, Folk Victorian, Italianate, and Queen Anne, and are outlined and described in each supplementary neighborhood guide.

While specific guidelines will be provided for the prominent styles in each of the participating neighborhoods, below are general guidelines that can increase curb appeal in any neighborhood:

PAINT

- Unpainted surfaces should remain unpainted, while painted surfaces should be cleaned and repainted. Prior to painting, remove cracked and peeling paint and repair any damage to the surface. Caulk and fill holes, prime the surface, and add a finish coat for sunlight protection.
- Most 19th- and early 20th-century homes should usually utilize a three-color paint palette: Body (or wall), trim, and accent (or sash and door).
- When choosing colors, remember that traditional exterior colors often emulated natural building materials, such as wood, stone, brick, tile, stucco, and metals such as copper and bronze.
- Research appropriate paint colors for the era of your home. Hire someone to analyze paint chips to determine the original color or refer to historic color charts and select colors used during the period your home was constructed. This will help return your home to a historically accurate appearance. Additionally, consider the color of your roof, brick and mortar or siding, as well as doors and windows prior to choosing a color.



SHERWIN WILLIAMS - VICTORIAN PALETTE



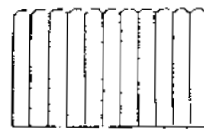
SHERWIN WILLIAMS - ARTS & CRAFTS PALETTE



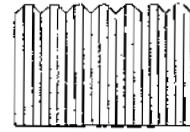
SHERWIN WILLIAMS - CLASSICAL/COLONIAL PALETTE

FENCING

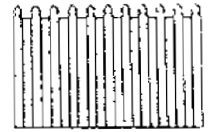
- Where appropriate, front yard fencing can be up to four feet in height and should be made of open materials, such as wood picket, masonry, or wrought iron, to maintain the view of the façade of the house. See specific neighborhood guides for appropriate designs and materials for each neighborhood.
- Wood privacy fences up to six feet in height may be appropriate in side/rear yards.
- Chain link fences should not be used, but existing fencing can be maintained or repaired.
- All wood fences should be painted or stained in a color complimentary to the exterior of the house.



DOG EAR



3 BOARD DOG EAR



FRENCH GOTHIC & BLANK



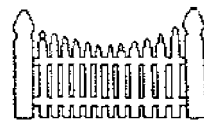
SUNRISE



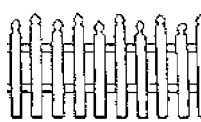
SUNSET



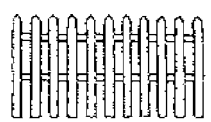
POINT BLANK



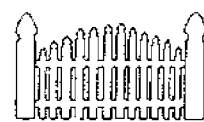
FRENCH GOTHIC
SUNSET PICKET



HIGH-LOW
FRENCH GOTHIC



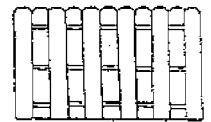
GOthic PICKET



FRENCH GOTHIC
SUNRISE PICKET



TOP CAP*



BOARD ON BOARD*

*Must go to the Commission of Architectural Review for approval.



DECORATIVE POSTS 4" x 4" AND 6" x 6"

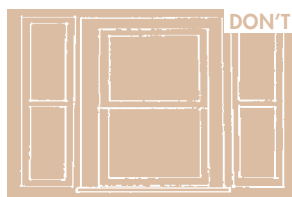
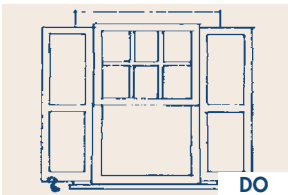
PORCHES

- Porches should be repaired as sensitively as possible since they are a very visible and important feature of a house. The original construction of the porch should be retained where feasible or rebuilt to match. Replacement porch materials should imitate the original design of the porch whenever possible.
- Alterations to the original porch design should be contemporary yet compatible with the character of the house. Modifications should not appear to be historic without evidence that they once existed.



SHUTTERS

- Shutters should be louvered or paneled and sized to cover the windows appropriately. They should be fastened to the window casing, not the siding.



DECORATIVE ENTRANCE FEATURES

- **LIGHTING:** The use of appropriate lighting adds character and enhances the look and safety of your home. Original lighting fixtures should be retained and repaired. Replacement lighting fixtures should resemble the style of your home or be contemporary compatible and should be placed in the original location to minimize damage to the exterior of the home. Flood lights can be installed for security purposes, but should be mounted at the side or rear instead of on the façade. Landscape lighting, as well as footlights and post-mounted fixtures may be used.



COLONIAL REVIVAL



CONTEMPORARY



CRAFTSMAN



COLONIAL REVIVAL



CONTEMPORARY



CRAFTSMAN

- **MAILBOXES:** Use a decorative mailbox that is appropriate to the design and style of your home. Mailboxes should be metal rather than plastic.
- **HOUSE NUMBERS:** Make sure your house numbers are the appropriate size and style to compliment the neighborhood. House numbers should be metal rather than vinyl.

GENERAL CURB APPEAL *continued on page 4*

GENERAL CURB APPEAL

continued from page 3

LANDSCAPING

- A local nursery or the Hampton Master Gardeners can help to achieve a complimentary design based on pictures or a survey of your yard. They can recommend low-maintenance native plants and those that will thrive in Hampton's Hardiness Zone (8a).
- If doing landscape design on your own, consider the following:
 - Low foundation planting on the front of the house should not obstruct windows.
 - Foundation plantings of annuals or perennials can add seasonal color.
 - Plant trees and shrubs of appropriate color and scale for your home.
 - Maintain your lawn and plantings for continuous curb appeal.



DOORS

- Original doors should be preserved whenever possible. If doors are damaged beyond repair, replacement selections should replicate the size and style of the original. Painted wooden doors should be color coordinated with existing exterior color selections.





APPENDIX A

The Secretary of the Interior's Standards for Rehabilitation are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

APPENDIX B

FAQS

What are some quick ways to add curb appeal to my home when I don't have a lot of money?



- Clean windows and gutters, and trim overgrown shrubs and trees.
- Scrape and paint weathered surfaces for a fresh look.
- Cut, edge, and prune your lawn and garden.
- Replace exterior bulbs and repair or replace lighting fixtures that are not working. Lighting draws attention to your home and provides safety.
- Decorative benches, arbors, and fences add value and interest.

How do I choose appropriate colors for the exterior of my house?

- Several paint companies have developed collections of historical paint palettes. Consult with your local paint store about appropriate colors for the era and style of your home.

How do I choose a contractor?

- Consider the following:
 - Ask your contractor if they are licensed, bonded, and insured and if they are members of the BBB or local Home Builders Association.
 - Ask for estimates to be made in writing and to include labor and material costs.
 - Ask for references from satisfied customers or to visit a current project.
 - Ask if they warranty their work.
 - Some DPOR, Department of Professional and Occupational Regulation, information, www.dpor.virginia.gov/, search for contractors and their license information

Do I need a building permit?

- Permits are required by the City of Hampton for projects such as additions, alterations, decks, fences, and sheds. No permit is required to paint or replace windows or doors. For more information, contact the City of Hampton at (757) 728-2444 to speak with a staff member.

How do I research the history of my house?

- DHR and NPS both offer resources to help guide you as you research your historic property. Additionally, a trip to the local library is helpful, as they often have special collections that include information that has not been digitized, including city directories, newspapers, photograph collections, and local books. Hampton's Main Library is located at 4207 Victoria Boulevard. Other research rooms are available at Hampton University and the Hampton History Museum.

APPENDIX C

RESOURCES

City of Hampton | (757) 727-8311 | hampton.gov

Community Development Department

- Housing Reinvestment
 - Hampton Housing Venture
 - Caught with Curb Appeal
- Development Services
 - Residential Permits

Master Plans

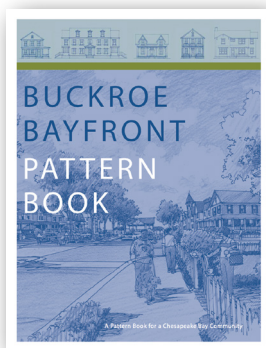
- Buckroe
- Olde Hampton
- Pasture Point
- Sussex
- Phoebus

Design Guidelines

- Olde Hampton and Pasture Point

Pattern Book

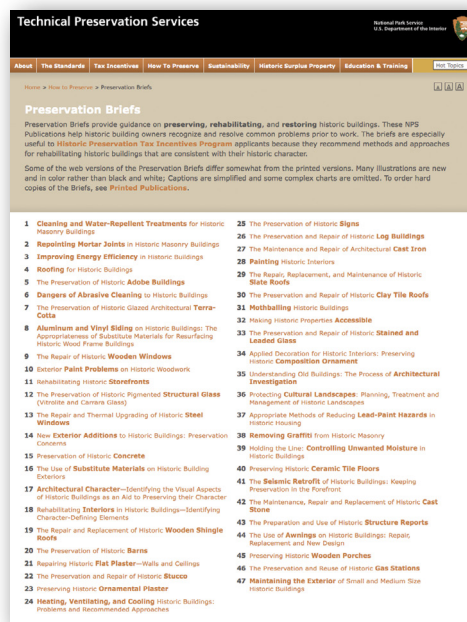
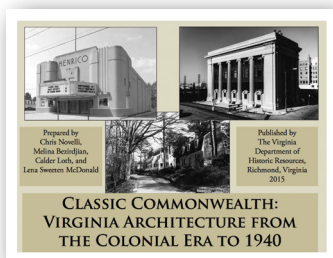
- Buckroe
- Pasture Point



Virginia Dept of Historic Resources | dhr.virginia.gov

Style Guides:

- Classic Commonwealth Style Guide (2015)
- New Dominion Virginia Style Guide (2014)
 - List of tradesmen
 - Tax credit information
 - National Register information



National Park Service | nps.gov

- In Guide
- Preservation Briefs
- Tax credit information

A Field Guide to American Houses by Virginia Savage McAlester

Landscape Services

- Hampton Master Gardeners | (757) 727-1401
- Virginia Native Plant Society, John Clayton Chapter | vnps.org/jonclayton

Paint Color Collections

- Sherwin Williams, America's Heritage
- Benjamin Moore, Williamsburg Color Collection
- Valspar, National Trust for Historic Preservation Collection

Peninsula Housing and Builder's Association

Better Business Bureau | (757) 531-1300 | bbb.org

APPENDIX D

GLOSSARY

BAY: The regular spacing of windows and doors.

BRACKETS: A projecting structural or decorative member supporting or appearing to support extended eaves, cornices, porch roofs, or upper floors. Commonly found on Italianate, Italianate, and some later Victorian houses.

CAPE COD COTTAGE: A simple, one-and-one-half story house based on the traditional houses of Colonial New England and often considered a subset of the Colonial Revival style. Examples generally have rectangular plans, symmetrical facades, and side gable roofs with dormers.

COLONIAL REVIVAL: A popular late-19th- and early-20th-century style further embellishing Georgian and Dutch Colonial themes. Elements of the style are still with us in high-styled subdivisions as well as on more modest suburban homes.

CONTEMPORARY YET COMPATIBLE: A principle that encourages contemporary designs that are compatible with the scale, massing, form, materials, color, and texture of a historic building in order to differentiate modern elements from history.

CONTRIBUTING RESOURCES: A building, site, structure, or object adding to the historic significance of a property.

CORNICE: The exterior trim at the top of a wall where it meets the roof.

CRAFTSMAN: A popular American architectural style in the early to mid-20th-century which was a product of the Arts and Crafts movement and was rooted in the use

of natural materials and traditional craftsmanship. Elements of the style include wide eaves, exposed rafter and beam ends, large porches, and the use of rustic materials. Primarily one of two forms: the bungalow and the foursquare.

CUPOLA: A small rooftop structure, often decorative but able to provide ventilation and light to the center of the house.

DORMER: A small gable or shed projecting from a sloped roof containing a window to bring light and ventilation into an attic or upper floor.

EAVES: The lower edge of a pitched roof that extends past the supporting wall, particularly the underside.

FAÇADE: The main exterior wall of a building, usually at the front or entry wall.

FANLIGHT (FAN): An arched window over the main entrance, often with radial muntins suggesting a fan or sunburst.

FENCE TYPES:

- **POST AND RAIL:** a fence constructed of upright wooden posts with horizontal timber slotted through it
- **SPACED PICKET:** a fence consisting of pickets or pales nailed to horizontal stringers between upright posts.
- **SPLIT RAIL:** a fence constructed of wooden rails split lengthwise from a log.
- **WROUGHT IRON:** a fence constructed by hammering or forging iron.

FOLK VICTORIAN: Term used to describe vernacularly houses with minimal Victorian-era detailing, which was often de-

rived from Gothic Revival, Italianate, or Queen Anne styles.

GOTHIC REVIVAL: An American architectural style from the mid-19th century that attempted to reinterpret the romantic images of the earlier Gothic architecture from France and England.

HAMPTON MASTER GARDENER PROGRAM: An educational outreach program affiliated with the Virginia Cooperative Extension which trains volunteer educators to work within their communities to encourage and promote environmentally sound horticulture practices through sustainable landscape management education and training.

HAMPTON HOUSING VENTURE NEIGHBORHOOD: A neighborhood identified by the City of Hampton to receive benefits for rehabilitation and homeownership as a means to increase reinvestment in the existing housing stock and increase ownership in older Hampton neighborhoods.

HAMPTON NEIGHBORHOOD INITIATIVE: A partnership of neighborhood-serving organizations, the Neighborhood Commission, the City of Hampton, area businesses and non-profits that is dedicated to improving the quality of life in Hampton's neighborhoods.

HARDINESS ZONE: A geographically-defined zone in which a specific category of plant life is capable of growing, as defined by temperature hardiness, or ability to withstand the minimum temperatures of the zone.

HISTORIC PRESERVATION TAX INCENTIVES: A national program created to encourage private sector investment in the

rehabilitation and re-use of historic buildings. Rehabilitation Tax Credits are dollar-for-dollar reductions in income tax liability for taxpayers who rehabilitate historic buildings.

- **VIRGINIA REHABILITATION TAX CREDITS:** A 25% income tax credit for the rehabilitation of historic owner-occupied and income-producing buildings that are determined by the State Historic Preservation Office to be "certified historic structures." The State Historic Preservation Office (and the National Park Service for projects that qualify for both credits) review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation, while the Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken.

- **FEDERAL REHABILITATION TAX CREDITS:** A 20% income tax credit for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the Secretary's Standards for Rehabilitation, while the Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken.

HOUSE SHAPES/FORMS:

- **BUNGALOW:** A general term for a small, one-and-

one-half story rectangular house, usually sited perpendicular to the street, typically with some Craftsman detailing and a wide front porch.

- **FOURSQUARE:** A general term for a two-and-one-half story rectangular or square house, with a low-pitched hipped roof, often with a deep entry porch and centered main entrance. The plan often features four roughly square rooms per floor and usually features elements of the Craftsman style.
- **I-HOUSE:** a symmetrical two-story, gable ended house with a rectangular, one-room-deep floor plan, center entry, and three or five bays.
- **L-SHAPED**
 - **ITALIANATE:** An architectural style inspired by the villas and manors of Renaissance northern Italy. Square in plan and somewhat formal, Italianate houses were well suited for suburban building lots and were extremely popular in the mid-19th century.

MASSING: The exterior sculptural composition of the volumes of a building.

MINIMAL TRADITIONAL:

A simple, economical style based on traditional cottages and bungalows, but stripped of ornament and detailing. Generally one-story with a side-gable roof and a rectangular plan.

NATIONAL PARK SERVICE

(NPS): A bureau of the U.S. Department of the Interior which is responsible for the preservation of natural and cultural resources.

NATIONAL REGISTER (NR):

The United States' official list of structures, sites, objects, and districts that embody the historical and cultural founda-

tions of the nation, established in 1966 and managed by the National Park Service.

NON-CONTRIBUTING

RESOURCES: a building, site, structure, or object that does not add to the historic significance of a property.

ORDERS: Classical design principles that determine the proportions, size, and shape of columns and entablature.

- **Greek Orders:**
 - Doric
 - Corinthian
 - Ionic
- **Roman Orders:**
 - Tuscan
 - Composite

PEDIMENT: A triangular, gently sloped gable over the entablature on a Classical building. It may be used as a style element, where it is placed over doors and windows, or above porches and pavilions.

PENT: A secondary, shed-roofed structure added against the main house; a small roof or hood over an entry or window.

PERIOD OF SIGNIFICANCE:

The span of time in which a property attained the significance for which it meets the National Register criteria.

PILASTER: A column or pier that is "engaged" or part of the wall, rather than free-standing. Originally structural, they are now usually used as a decorative addition.

PORTICO: A porch or covered walk consisting of a roof supported by columns.

PURLIN: A horizontal beam along the length of a roof, resting on a main rafter and supporting the common rafters or boards.

QUEEN ANNE: An American style popular with the general public from 1880-1910,

characterized by a flamboyant interpretation in wood of the earlier English Queen Anne style.

RAFTER TAILS (RAFTER ENDS):

A rafter, bracket, or joist which projects beyond the side of a building and supports and overhanging portion of the roof (eave).

REVITALIZATION AREAS: See Hampton Housing Venture Neighborhood.

REVIVALS: A group of architectural styles that consciously echo the characteristics of a style of a previous era.

RIBBON DRIVEWAY: A driveway consisting of two parallel paved tracks separated by an unpaved area, usually grass.

RIDGE BEAM (OR RIDGE POLE): the longitudinal beam at a roof's ridge that receives the rafters.

ROOF TYPES:

- **GABLE ROOF:** a roof of two equal slopes joined to create a gable at each end
 - **CROSS GABLED:** a gable intersecting the main roof at right angles, typically over the front entry.
 - **FRONT GABLED:** having the house entry and a gable end facing the street, with eaves on the sides.
 - **SIDE GABLED (OR END-GABLED):** having the house entry and an eave side facing the street, with gables at the ends.
- **HIPPED:** A gabled roof "beveled," or hipped, at both ends so that it slopes toward the peak from all sides.
- **PYRAMIDAL:** A hipped roof of four roughly equal sides meeting at the top in a pyramid.

SASH: The frame of a window holding the glass, which may be fixed or movable, swinging (casement) or vertical sliding (single-, double-, or triple-hung).

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION:

The set of standards that are regulatory for historic rehabilitation tax credit projects and are applied to all certified historic structures (interior and exterior) as well as the site and related new construction.

SIDELIGHT: A window of set of windows that flank a door.

STREETSCAPE: The appearance or view of a street.

VERNACULAR ARCHITECTURE:

The common building style of a period or place based on regional forms and materials.

VICTORIAN: Any architectural style built roughly during the reign of Queen Victoria (1837-1901).

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES (VDHR OR DHR):

A state agency under the Department of Natural Resources, which acts as the State Historic Preservation office in Virginia.

VIRGINIA LANDMARKS

REGISTER (VLR): Virginia's official list of properties important to state history, established in 1966 and managed by the Department of Historic Resources.

WEATHERBOARD: A horizontal board used to cover the exterior walls. Clapboard is an example.



HAMPTON VA

HOUSING & NEIGHBORHOOD SERVICES DIVISION
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WWW.HAMPTON.GOV/CURBAPPEAL

